

Attachment A

**MINUTES OF THE FAIRFAX COUNTY  
TENANT-LANDLORD COMMISSION**

January 18, 2007

Fairfax County Government Center,  
12000 Government Center Pkwy.  
Fairfax, Virginia 22035  
Conference Room #9

Attendees:

Chairman S. Liff presiding; M. Aho, C Kocsis,  
J. Rosier, A. Chelena,

Absentees:

A. Walde, E. McRae, K. Geier-Smith, A. Gomez,

Staff Attending:

Gail Condrick, Director  
Department of Cable Communications  
and Consumer Protection  
Susan Jones, Chief  
Consumer Affairs Branch  
Michael Liberman, Chief  
Cable Programming Division  
C. Wagner, Staff Liaison, Consumer Affairs  
Vee Johnson, Investigator, Consumer Affairs

The meeting was called to order at 7:35 PM by Chairman S. Liff.

**Minutes** – M. Aho moved that the November 16, 2006 meeting minutes be approved as submitted. The motion was seconded by C. Kocsis and approved by majority vote of the members present.

**Reports**

- Chairperson's report – Chairman S. Liff recognized attendance by a County tenant citizen and asked for a brief introduction by each of the TLC members. Chairman Liff noted that the meeting agenda was revised at her request. Chairman S. Liff encouraged each member to make a commitment to the goals of the Commission and participate in its activities.
- Committee reports - There were no Committee reports.
- Staff report – Department Director, Gail Condrick, said the staff liaison position was in transition and that Vee Johnson would take over the responsibilities from Cal Wagner in March, 2007. Director Condrick proposed that the cable TV program for tenant and landlord issues be developed as an active part of Consumer Affairs Branch educational outreach programs for County's citizens. Cal Wagner distributed a flier promoting an upcoming seminar, "Nuts and Bolts overview and Updates of the VRLTA" presented by Rob Duffet, a local attorney who specializes in tenant landlord law. Cal also distributed an article on "Dillon's rule" which is the basis for state approval of jurisdictional law within Virginia. Vee Johnson announced that February 5 -9, 2007 is National Consumer Protection Week.

**Commission Matters**

- Commissioner M. Aho inquired about updating the Tenant Landlord website to show current members. M. Aho also asked about modifying the CA monthly statistics to provide information

pertaining to the nature of complaints reported and trends in the tenant-landlord community. This issue will be discussed at the February 2007 TLC meeting.

### **Old Business**

1. Public Forum on tenant-landlord issues - M. Aho stated that no comments about the previously proposed public forum or what audience would attend a forum at the Government Center have been received from current members of the Commission. The Commission requested copies of previously prepared documents to gain a better understanding of the project for further discussion at the February meeting.
2. Transit Oriented Development Study – The Commission briefly discussed the County Planning Commission’s “Transit Oriented Development Study” previously distributed with the meeting package. Concern was expressed that unit prices attendant to this development concept would cut tenants out of rental opportunities in developments adjacent to public transportation facilities.
3. Channel 16 cable TV program for tenant and landlord issues - Gail Condrick, introduced Michael Liberman, Chief of the Cable Productions Division to discuss development of the proposed Channel 16 cable TV program for tenant and landlord issues. This proposal would have to be developed within the County’s new communication strategy plan to analyze the request and determine the effectiveness of the program as a communication tool. Currently, there is no tenant-based communications outreach program.

### **New Business**

1. Tenant citizen, Christopher Robbins, addressed the Commission regarding his concerns about management practices and attitudes at his apartment residence. Mr. Robbins alleged that a rehabilitation project was initiated by the management, Equity Residential and is causing a diminution of services and the rental bargain, yet no rent concessions have been offered to the tenants for their inconvenience under these conditions. He alleged the work is contracted to an out-of-state contractor who practices a “revolving door of employment” to hire “out-of-state day-laborers” who overcrowd vacant rental units on the property. He further alleged a lack of the management’s overview of the project, its acceptance of faulty and unsafe repairs, and general lack of property maintenance.
2. TLC officer nominations - In accordance with Article IV of the Bylaws, the TLC nominated the following members as officers for the respective positions:

Chairman – S. Liff  
(two year term)

Tenant Vice-Chairman – M Aho  
(one year term)

Secretary – K. Geier-Smith  
(one year term)

Landlord Vice-Chairman – C. Kocsis  
(one year term)

The annual election of officers for 2007 will be conducted at the February 2007 TLC meeting.

Due to the length of the meeting, the following topics were deferred to the February 2007 meeting:

- Future monthly meeting topics
- Committee membership and organization
- Staff review of monthly statistics

**Adjournment:** The meeting was adjourned at 9:10 PM.